

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Owner 1:	MCLAUGHLIN JOHN J III-ETAL			
Owner 2:	MCLAUGHLIN PATRICIA J			
Owner 3:				
Street 1:	86 GRAND VIEW RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Crtry:	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 6,188 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1934, having primarily Vinyl Exterior and 1960 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.14206	Total SF/SM:	6188	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	484,510	Spl Credit	Total:	484,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6188.000	366,500	3,500	484,500	854,500		101142
							GIS Ref
							GIS Ref
Total Card	0.142	366,500	3,500	484,500	854,500	Entered Lot Size	
Total Parcel	0.142	366,500	3,500	484,500	854,500	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		435.97	/Parcel: 435.9	Land Unit Type:	Insp Date
							05/22/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	366,600	3500	6,188.	484,500	854,600	854,600	Year End Roll	12/18/2019	PRINT	
2019	101	FV	278,700	3500	6,188.	454,200	736,400	736,400	Year End Roll	1/3/2019		Date
2018	101	FV	287,400	3500	6,188.	375,500	666,400	666,400	Year End Roll	12/20/2017	12/11/20	02:04:43
2017	101	FV	287,400	3500	6,188.	345,200	636,100	636,100	Year End Roll	1/3/2017		
2016	101	FV	287,400	3500	6,188.	314,900	605,800	605,800	Year End	1/4/2016	LAST REV	
2015	101	FV	271,000	3500	6,188.	308,900	583,400	583,400	Year End Roll	12/11/2014	Date	Time
2014	101	FV	271,000	3500	6,188.	287,100	561,600	561,600	Year End Roll	12/16/2013	06/18/18	13:43:39
2013	101	FV	271,000	3500	6,188.	273,100	547,600	547,600		12/13/2012	anno	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

[illegible]

BUILDING PERMITS

[illegible]

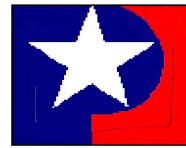
ACTIVITY INFORMATION

Date	Result	By	Name
5/22/2018	Inspected	CC	Chris C
5/2/2018	MEAS&NOTICE	BS	Barbara S
11/8/2008	Meas/Inspect	189	PATRIOT
11/2/2000	Hearing Chag	189	PATRIOT
1/11/2000	Inspected	276	PATRIOT
11/22/1999	Measured	270	PATRIOT
7/14/1993		KT	

Sign:

VERIFICATION OF VISIT NOT DATA

/ /



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	101142
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

